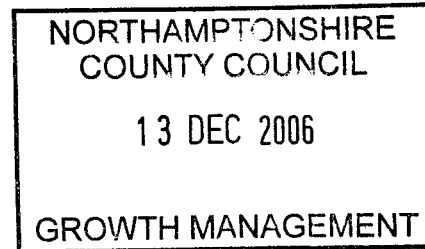


**Daventry Family Resource Centre**  
**Proposed Extension and Refurbishment**

**Planning Application Supporting Statement**

**Address:**

The Grange Site  
Staverton Road  
Daventry  
Northamptonshire  
NN11 4EY



**Reason for development:**

A major Council initiative, via the County Council's Improvement Plan 11 – "Safeguarding Children through Family Support", is to provide Family Resource Centres on a countywide basis. This project sees a refocus of support to children and families towards early and intensive intervention away from acute or reactive measures by changing parental behaviour rather than placing children on the Child Protection Register. The project promotes more active, multi-agency partnership and integrated services. This aim supports both central government's commitment to preventative services for children and the Children Act.

The aim of the Family Resource Centre is to provide high quality family support services to children and their families in Daventry and South Northants in order to improve their well-being and maximise parents' ability to meet the needs of their children. The Family Resource Team offers intensive support to families in crisis and although a considerable amount of work is undertaken within family homes, it is also necessary to undertake some of this work with families and individuals away from the home environment. This resource is offered to children between the ages of 0-19 and their families.

All accommodation solutions to enable service delivery need requirements have been completed across the county with the exception of Daventry and West, where identifying appropriate property within the County Council's portfolio has been particularly challenging.

NCH currently operates from an NCC owned property at the Grange site, Daventry. NCH are commissioned by the Council to provide safeguarding services on behalf of NCC in line with Improvement Plan 11 objectives. However accommodation is not appropriately sized or fit for purpose and this is impacting upon NCH's ability to fulfil their agreed enhanced obligations.

Currently, very limited accommodation for direct client work is located at the North Street, Daventry office, a property which NCC sold to Daventry District Council (DDC) in March 2004 and will be replicated elsewhere by DDC within the forthcoming town centre re-development. This town centre new build will be like-for-like in terms of size and facilities. Increasing the footprint of this

facility to accommodate direct client space will be at a premium cost to the County Council and in essence placing such a facility in a town centre public access environment is not seen as good practice. Therefore at a very early stage of DDC's town centre project the County Council alluded to this Family Resource Centre provision not being required within the new town centre development.

### **Existing site / Proposals:**

The Grange site, where an Elderly Person's Home and associated Elderly services are also located, offers the opportunity to extend the property used by NCH to enable NCC to fulfil its strategic goals in partnership with NCH.

It is intended to extend and refurbish the current Family Centre in order to provide facilities to accommodate the Family Resource Centre activity for Daventry and West. The existing limited Family Resource Centre at the Grange currently offers a safe outdoor play area which will be retained as part of this proposal.

This development will enable families to receive a service within shorter timescales and also for the scope of services offered to increase beyond their limited current levels. For example the proposed development has the potential to enable a contact session, two group sessions, a crèche and an individual play session to take place at the same time, alongside staff undertaking administration. In such circumstances there may be up to 17 staff members, 14 adult clients and 12 child clients on site at any one time.

The current core hours of the Family Resource Centre are Monday-Friday, 9.00am – 5.30pm. The majority of work which takes place outside of these hours is carried out within individual family homes, although there may be some scope for early evening group work to be introduced as the extended centre becomes established. All visitors to the site attend by appointment, with the exception of the currently operational toy library and health clinic drop-in sessions.

In order to reflect the increased operation on site it is also intended that this project will increase the car parking facilities for the whole site.

### **Design approach:**

The design approach to the project has been carefully considered in order to maximise the use of the property whilst maintaining the visual aspect in the context of its local surroundings.

The extension and refurbishment have been designed in order to provide various rooms of differing sizes for group work with families, including dedicated space for a training kitchen and play therapy. Office facilities have also been extended in order to appropriately accommodate the staff members working from the building. Areas have been carefully zoned into staff and public access areas and aim to provide flexibility of use. The existing entrance

will be maintained and the property will benefit from an improved reception area in order to provide a welcoming entrance to the property.

The design of the extension has been carefully considered so as not to adversely impact on the adjacent properties, particularly the adjacent Elderly Person's Home.

An integral part of the project is to refurbish the existing building in line with the new extension in order that the property is viewed as a whole and the extension is integrated into the main property effectively.

**Staffing implications:**

The Family Resource Centre has a staffing compliment of 2 full time workers, 11 part time workers, 6 sessional workers and 2 volunteers who operate on a fieldwork basis. In addition, staff from the NCC Family Support Team will also access facilities on site in order to work with children and their families. However, not all of the above staff will be in attendance on site at any one time. It is not anticipated that the overall staffing compliment will increase as a result of this development.

The Elderly Persons Home on site has a full staff compliment of 8 full time staff and 38 part time staff, working with 38 elderly service users suffering from physical frailties and/or dementia. All staff operate on a rota basis with 22 being on site between the hours of 7.30am-5.00pm, 8 staff between 5.00pm-10.00pm and 4 staff between 10.00pm and 8.00am.

In addition, the site also houses associated elderly services by way of a Home Care Service base. This staff group comprises 7 full time staff and 40 part time staff, again operating a rota based fieldwork service operating between 7.15am and 11.15pm, seven days a week. Therefore on average approximately 10 staff are on site on a day to day basis.

The staffing compliment of the Elderly Persons Home and the Home Care Service will not be affected by the proposed Family Resource Centre development, however they will benefit from the additional site parking facilities.

**Pre-application publicity:**

Via the wider Daventry District Council town centre redevelopment programme.

**Demolitions:**

No demolitions are required on site prior to development.

**Trees to be felled:**

No trees are required to be felled prior to site development.

**Vehicle access:**

Access to the site is via a shared driveway accessed from existing adopted estate roads.

The majority of staff access the site via car, essential for the Family Resource Centre and Home Care staff who undertake a large amount of fieldwork within the community throughout the working day. Shift patterns of Elderly Persons Home staff also mean that the majority of staff access the site via car.

In addition to staff vehicles there are also delivery/visiting vehicles attending site associated with the Elderly Persons Home i.e. food deliveries, waste disposal, District Nurse, General Practitioner. Residents also have varying numbers of visitors throughout the week, again mainly accessing the site by car. There is also a requirement that unblocked access for emergency vehicles is maintained at all times for the Elderly Persons Home. All of the above compounds the car parking issues on the site, hence the proposal to expand current on-site car parking.

**Site access during construction period:**

It is proposed that construction traffic utilises the existing access point onto the site from the main road. Once on site however all construction traffic will be diverted into an enclosed contractor's site. This will enable clear demarcation of areas during construction and will enable continued access to the remainder of the site.

**Car parking:**

As per the car and cycle parking standards stated in the Supplementary Planning Guidance – Parking document (March 2003) the available allowance for the site is up to 31 car parking spaces, 4 disabled car parking spaces and a minimum of 9 cycle rack spaces. The Grange site currently has limited formally defined parking areas. Therefore it is proposed to newly mark out 4 car parking and 2 disabled car parking spaces on the current site. The remaining 27 car parking and 2 disabled car parking spaces will be provided in the new proposed car park, as will the 9 bicycle racks.

Any additional visiting vehicles to the site over the allowed parking capacity will park on surrounding estate roads, and will also make use of the parking facility via the local shopping precinct opposite the site.

**Services implications:**

All necessary mains statutory services exist on the site however applications have been made to the relevant authorities in order to connect the Family Resource Centre to mains gas supply and provide separately metered water supply.